108.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	627,700 / 627,700
					USE VALUE:	627,700 / 627,700
					ASSESSED:	627,700 / 627,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANFILIPPO ACCURSIO--ETAL
Owner 2:	SANFILIPPO ELVIRA
Owner 3:	
Street 1:	19 CLYDE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6900.000	188,800		438,900	627,700
Total Card	0.158	188,800		438,900	627,700
Total Parcel	0.158	188,800		438,900	627,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.10 | /Parcel: 359.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68722

GIS Ref

GIS Ref

Insp Date 09/11/18

Parcel ID 108.0-0001-0004.0

!8451!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,900	0	6,900.	438,900	627,800	627,800	Year End Roll	12/18/2019
2019	101	FV	173,500	0	6,900.	445,200	618,700	618,700	Year End Roll	1/3/2019
2018	101	FV	173,500	0	6,900.	332,300	505,800	505,800	Year End Roll	12/20/2017
2017	101	FV	173,500	0	6,900.	301,000	474,500	474,500	Year End Roll	1/3/2017
2016	101	FV	173,500	0	6,900.	288,400	461,900	461,900	Year End	1/4/2016
2015	101	FV	172,700	0	6,900.	244,500	417,200	417,200	Year End Roll	12/11/2014
2014	101	FV	172,700	0	6,900.	232,000	404,700	404,700	Year End Roll	12/16/2013
2013	101	FV	172,700	0	6,900.	220,700	393,400	393,400		12/13/2012

PRINT

Date	Time
12/10/20	23:01:34

LAST REV

Date	Time
09/26/18	13:43:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8451

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15478-450		3/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	68722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	189	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
8/21/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.91	5									438,902						438,900	

Total AC/HA: 0.15840 | Total SF/SM: 6900 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,902 | Spl Credit | Total: 438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98970497
Adj $ / SQ:	126.930
Other Features:	78114
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256574
Depreciation:	67735
Depreciated Total:	188838

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 1			HB				

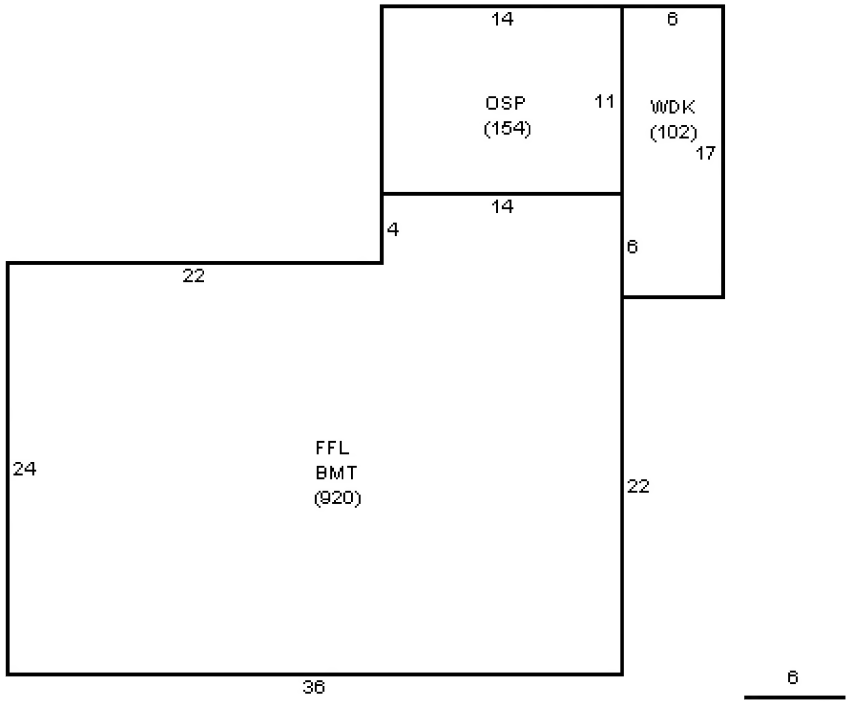
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.93
Special Features:	0	Val/Su Net:	90.08
Final Total:	188800	Val/Su SzAd	205.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	920	60.360	55,527
FFL	First Floor	920	126.930	116,775
OSP	Screen Porch	154	29.630	4,563
WDK	Deck	102	15.640	1,595

Net Sketched Area:	2,096			Total:	178,460
Size Ad	920	Gross Are	2096	FinArea	1748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	